

STAFF REPORT

TO: Chairman and Members Engineering Services

FROM: Development Engineer, Dugald Ley

DATE: 24 July 2009

SUBJECT: **DEVELOPMENT/CUSTOMER SERVICE – THREE-MONTHLY REPORT – APRIL TO JUNE 2009**

1 PURPOSE

This report reviews and highlights developments and service requests received by Council during April to June 2009.

2 SUBDIVISION (Generally larger subdivisions)

Current construction works underway:

- Te Maatu subdivision
- Bramley Estate
- Washbourne Drive
- Various minor 2-3 lot subdivisions

Many subdivisions have been completed or on-site works have curtailed due to the winter and unsuitable ground conditions.

Various development approvals have taken place and also appeals with developers being processed.

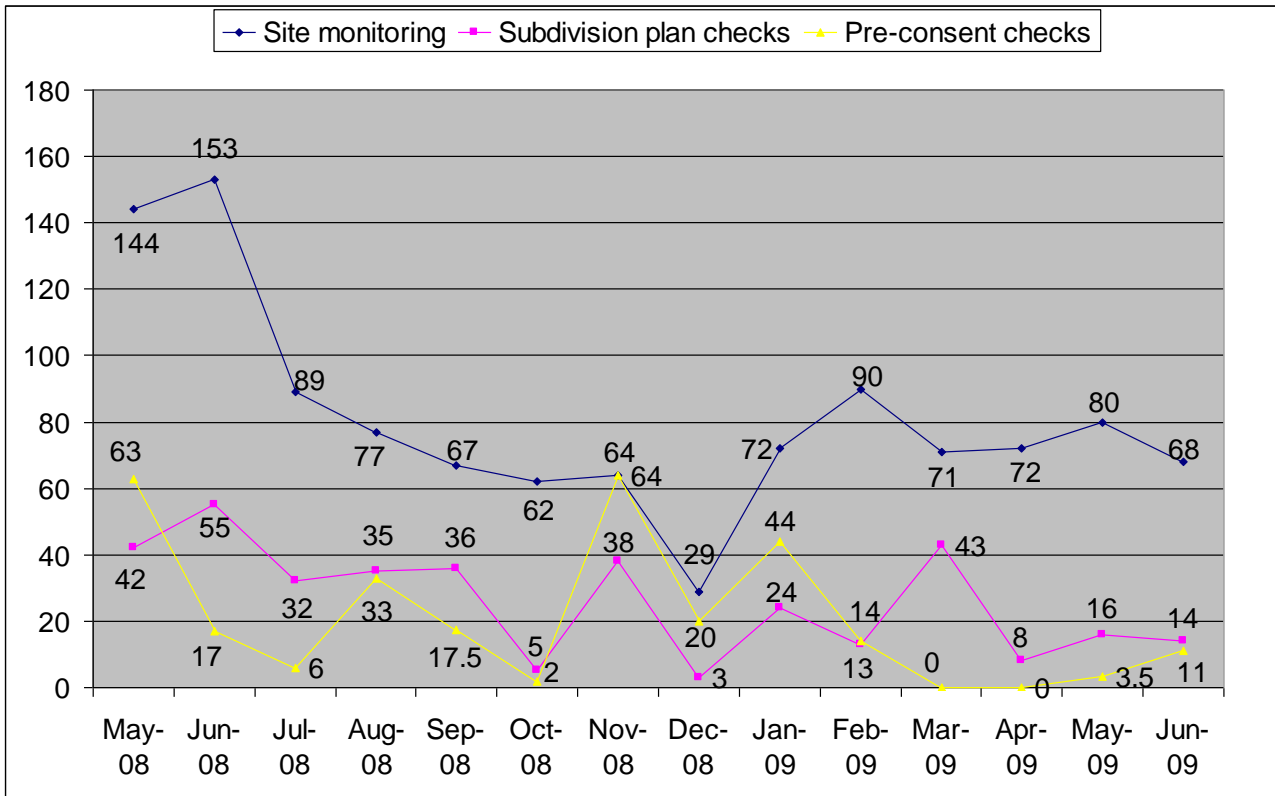
Engineering staff continue to provide advice on infrastructure issues in regard to the Richmond West development area and to a lesser extent, Richmond East and other growth areas in the district.

Training of contractors has been taken on board with enthusiasm with many contractors staff now trained with the minimum qualification as outlined in the Tasman District Council Engineering Standards. Infratrain (the training provider) has advised that Tasman District are at the forefront in promoting training around the country with many other Council's eager to follow suit.

Closed-circuit television (CCTV) continues to highlight anomalies in pipework, mainly cracks in concrete pipes. This is being addressed in discussion with the pipe companies and with the contractors in respect of laying techniques.

Graph 1 – Hours spent on resource consents by Council’s consultants

The graph below highlights hours spent by MWH and Engineering staff on various subdivision and development projects over the past 12 months.



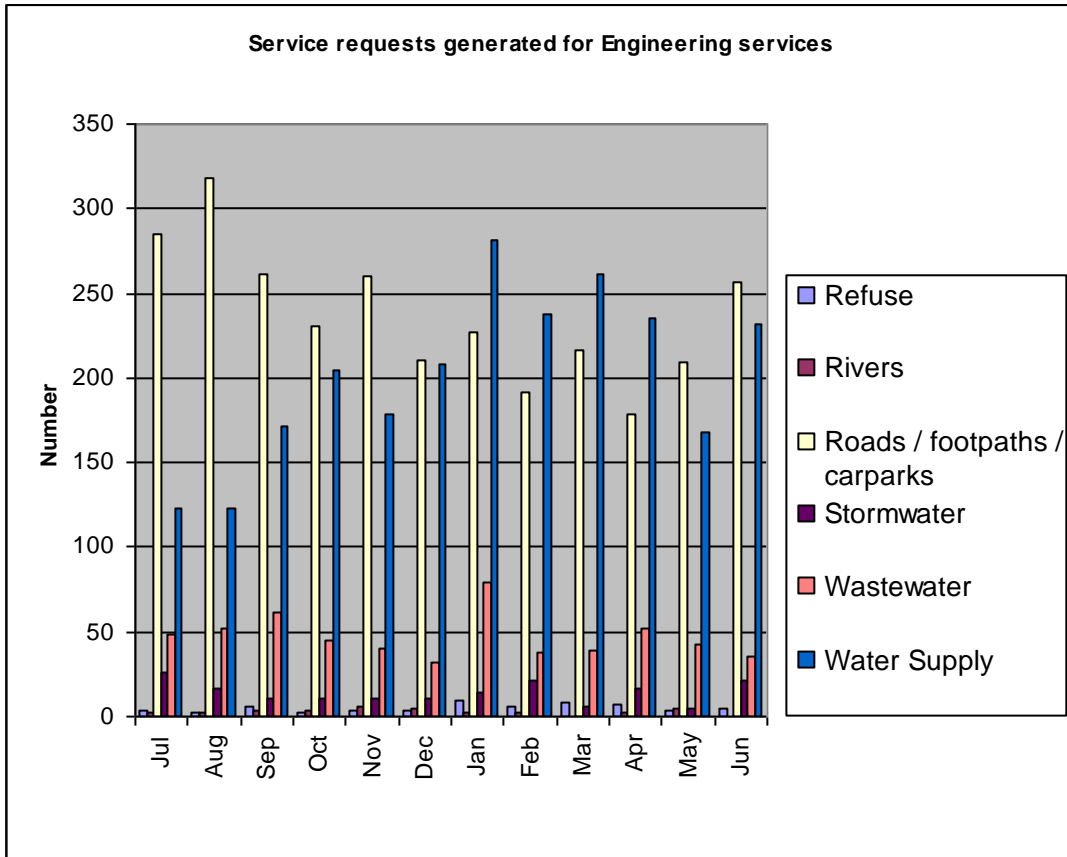
The graph shows that subdivision/development applications are tending to slow down with a consequential reduction in engineering plan checks. This also reflects the squeeze in the economy and a reluctance of developers to commit to projects.

It is suggested that Council’s decision to choose a more moderate growth figure for development in the region has been a wise one.

3 SERVICE REQUESTS

The chart below outlines the service requests over the last 12 months. As is usual at this time of year roading complaints tend to increase in connection with winter road conditions, ice, potholes etc. However, water complaints have also increased as a result of water leaks, faults and no water supply (this is mainly due to our billing/meter readers picking up issues on their rounds). Other water faults originate from telemetry issues at Mapua and Dovedale reservoirs.

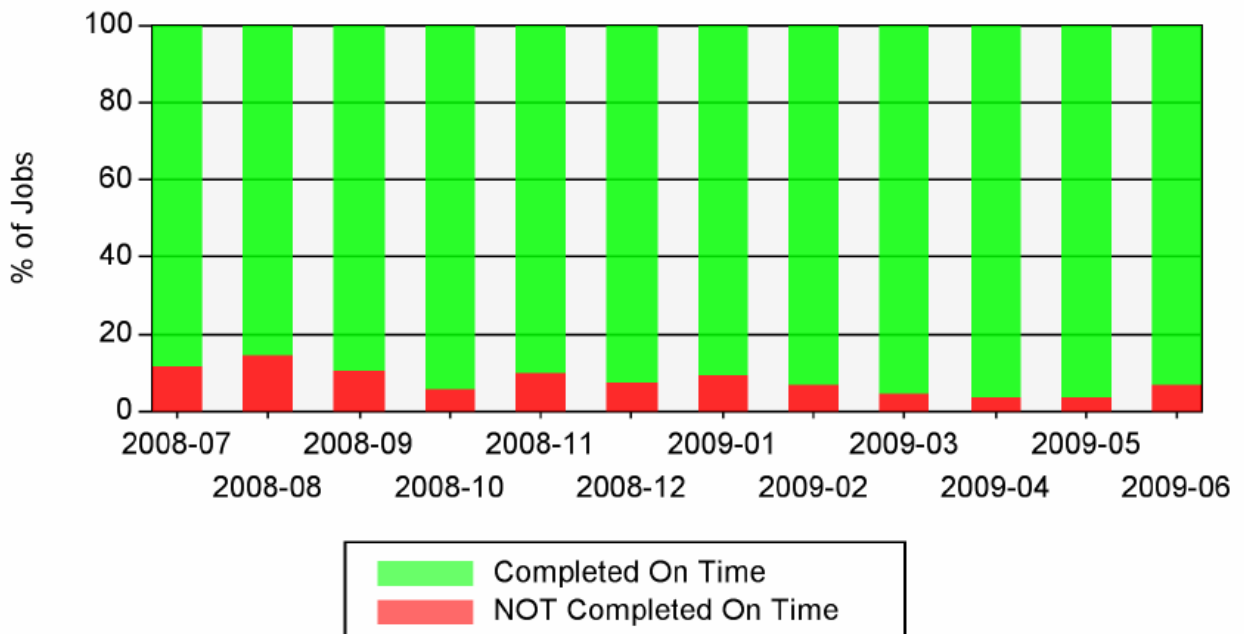
Graph 1 – Service requests generated for Engineering Services



3.1 Contractors Performance

Council's contractors perform reactive maintenance on all Council's infrastructure as outlined in the graph above. These contracts are administered by Council. The graph below outlines the overall performance of the contractors to complete works within set timeframes. The result shows a consistent achievement rate of at least 90% which is pleasing.

Graph 2 – Performance of jobs due to complete each month



4 TASMAN RESOURCE MANAGEMENT PLAN CHANGES – Notices of Requirement (NOR) (designations)

Council will be well aware of the developing fronts around the district with the main focus being on Richmond West and Richmond East.

A range of engineering work has come out of these deliberations, workshops and submissions from stakeholders.

Recent decisions have been made by Council which allow staff to progress with future infrastructure designations which will take the process into the public arena via the notification process.

This is to advise Council that for Richmond an overall approval for infrastructure designation (NOR) items will be undertaken in the next few weeks. These items are set out below:

- a) Borck Creek from the sea to State Highway 6.
- b) Parts of the Eastern Hills Drain.
- c) Reed Andrews Drain.
- d) Hart/Bateup Drain up to Hill Street.
- e) Future detention areas in Richmond South.
- f) Water reservoirs and tank sites in Richmond South and Richmond East plus pipe alignment.
- g) Future road widening along Bateup/Hart/Paton Roads.
- h) Future road widening along Champion Road and Hill Street including intersections.
- i) Headingly Lane pumpstation and rising main to Beach Road pump station (relocation from previously advertised notice of requirement).
- j) Future widening on Swamp Road/Champion Road intersection.

The exact detail of these (location, widths etc) are still being developed and it is anticipated they will be lodged with the Environment & Planning department within the next few weeks and presented to Council in late September 2009.

5 RECOMMENDATION

THAT the Development/Customer Services – Three Monthly Update January to March 2009 be received.

THAT staff proceed with the lodgement of designations (Notices of Requirement) for infrastructure in the Richmond locality as highlighted in items (a) to (j) above.

Dugald Ley
Development Engineer